



**39 Morton Street**  
Edinburgh, EH15 2JA

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# "39 Morton Street is a traditional and versatile 4 bed, 3 public semi-detached home"

- ENTRANCE VESTIBULE
- HALLWAY
- LIVING ROOM
- DINING ROOM
- KITCHEN
- SITTING ROOM/BEDROOM FOUR (DOUBLE)
- DOWNSTAIRS SHOWER ROOM
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FIVE
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & REAR GARDENS









### LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park. The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network.

Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus. Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and five a side football pitches.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band G, however, please check with the local authority.



### DESCRIPTION

39 Morton Street is a traditional and versatile 4 bed, 3 public semi-detached home, situated within the highly desirable district of Joppa, East of Edinburgh city centre. Ideally positioned to take advantage of the excellent amenities on offer at nearby Portobello, including the beach and promenade, this fantastic home is rarely available and viewing is highly recommended. The accommodation comprises: entrance vestibule with encaustic floor tiles; welcoming "L" shaped hallway with grand staircase to the 1st floor with under stair storage cupboard; bright and spacious, west facing living room with bay window, feature fireplace, Edinburgh Press and ornate cornicing; fitted kitchen with access on to the enclosed rear garden; dining room, large enough to accommodate a table and chairs seating 8 comfortably; versatile, rear facing sitting room/double bedroom 4; shower room with mains fed shower; double bedroom 1 with bay window, ornate cornicing and ceiling rose; rear facing double bedroom 2; rear facing double bedroom 3; front facing bedroom 5/study and a family bathroom with roll top bath which completes the accommodation on offer. Externally, the property offers a low-maintenance front garden and generous walled garden to the rear with patio area, perfect for entertaining in the summer months. Further benefits include gas central heating, single glazing and ample on street parking.

The energy efficiency rating for this property is band E.

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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